

114.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

838,600 /

838,600

USE VALUE:

838,600 /

838,600

ASSESSED:

838,600 /

838,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		OVERLOOK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VARTABEDIAN EDWARD MICHAEL	
Owner 2:	COUGHLIN KATHLEEN	
Owner 3:		

Street 1:	129 OVERLOOK RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	SPOFFORD GEORGE/SANTORO LISA -
Owner 2:	-

Street 1:	129 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
---------	-------

NARRATIVE DESCRIPTION	
This parcel contains 5,762 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5762		Sq. Ft.	Site		0	70.	1.03	5									415,001						415,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5762.000	423,600		415,000	838,600			
Total Card									
Total Parcel									
Source:		Market Adj Cost		Total Value per SQ unit /Card:	333.89	/Parcel: 333.8			

Total Card / Total Parcel
838,600 / 838,600
838,600 / 838,600
838,600 / 838,600



Patriot Properties Inc.
USER DEFINED

!8906!

PRINT

Date	Time
12/10/20	23:26:30
Last Rev	
Date	Time
10/23/19	15:10:22

danam

8906

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SPOFFORD GEORGE	57265-351		8/8/2011		370,500
ALBANESE CHARLE	32344-277		2/8/2001		359,500
WRIGLEY ALAN A/	29674-20		1/15/1999		262,000
					No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
7/11/2018	943	Addition	Measured
			DGM D Mann
			Left Notice
			DGM D Mann
			Permit Visit
			DGM D Mann
			MEAS&NOTICE
			BS Barbara S
			Measured
			DGM D Mann
			External Ins
			BR B Rossignol
			Measured
			372 PATRIOT
			Inspected
			197 PATRIOT
			Measured
			263 PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good									16	16	14	14		
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:									5	6	10	2		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1													
Color: BEIGE				A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average	Other													
GENERAL INFORMATION				WSFlue:	Rating:	Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1927	Eff Yr Blt:			Location:		Lvl 1													
Alt LUC:	Alt %:			Total Units:		Lower													
Jurisdct: G20	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3									
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%	Baths:												
Sec Floors:		%		Total:	10.8	%	Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				Totals							
Subfloor:				Basic \$ / SQ: 125.00			Rate	Parcel ID	Typ	Date	Sale Price	1	6	3					
Bsmnt Gar:				Size Adj.: 1.19347823															
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 147.678															
Int vs Ext: S				Other Features: 112500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 474868															
% Com Wall		% Sprinkled:		Depreciation: 51286				Juris. Factor: 1.00		Before Depr: 147.68									
				Depreciated Total: 423582				Special Features: 0		Val/Su Net: 124.22									
								Final Total: 423600		Val/Su SzAd: 219.25									
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 114.0-0009-0001.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
																		AssessPro Patriot Properties, Inc	
More: N	Total Yard Items:			Total Special Features:										Total:					